

# OID Right of Way Services Industry Forum

**I-285 Top End Express Lanes**

PI 0001758, Cobb/Fulton/DeKalb Counties

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*Senior Design-Build Project Manager*

**October 23, 2017**



# Disclaimer Statement

At this meeting the Department will provide information about the project's delivery goals, anticipated scope, anticipated Design-Build procurement process, and potential risks. Participants will be encouraged to ask questions during this meeting; however, **any information provided by the Department shall be considered as informational only and is subject to change.**

# Major Mobility Investment Program – Delivering the Governor’s Promise to Georgians



# Today's Agenda

- MMIP Overview
- I-285 Top End Express Lanes – I-75 to I-85
- Right of Way Services for Office of Innovative Delivery (OID)
- Disadvantaged Business Enterprise (DBE)
- Open Discussion

# 11 MMIP Projects



**3 Major  
Interchange  
Projects**



**4 Major Express  
Lanes Projects**



**3 Major Interstate  
Widening Projects**



**1 Commercial  
Vehicle Lanes  
Project**

## Slide 5

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**AA2**

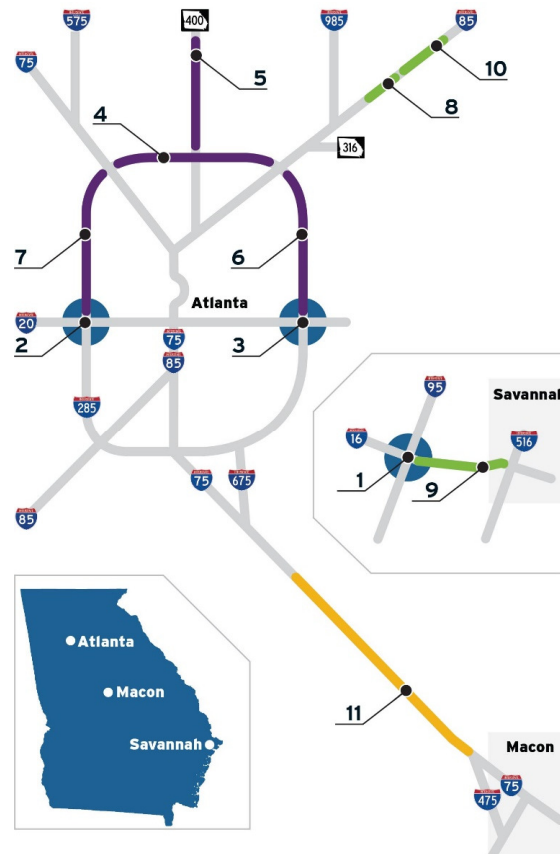
removed animation

Angela Alexander, 9/21/2017

# MMIP Projects

11 major mobility projects under contract in 10 years (by 2026)

- \$11 billion program
- Improve passenger and freight movement
- Use innovative delivery and public-private partnerships to accelerate projects



## Interchange Reconstruction:

1. I-16/I-95
2. I-285/I-20 West
3. I-285/I-20 East

## Express Lanes:

4. I-285 Top End  
I-75 to I-85
5. SR 400  
I-285 to McFarland Pkwy.
6. I-285 East Wall  
I-85 to I-20
7. I-285 West Wall  
I-20 to I-75

## Interstate Widening:

8. I-85 North  
Hamilton Mill Rd. to SR 211
9. I-16  
I-95 to I-516
10. I-85 North  
SR 211 to US 129

## Commercial Vehicle Lanes:

11. I-75  
SR 155 to I-475



# MMIP Schedule

## Interchange Reconstruction:

**I-16/I-95**

**I-285/I-20 East**

**I-285/I-20 West**

## Express Lanes:

**I-285 Top End**  
I-75 to I-85

**SR 400**  
I-285 to McFarland Rd.

**I-285 East Wall**  
I-85 to I-20

**I-285 West Wall**  
I-20 to I-75

## Interstate Widening:

**I-85 North**  
Hamilton Mill Rd. to SR 211

**I-16**  
I-95 to I-516

**I-85 North**  
SR 211 to US 129

## Commercial Vehicle Lanes:

**I-75**  
SR 155 to I-475

09/14/2017 | Dates represented are calendar years



The Design-Build process compresses project schedules by overlapping activities in the design and construction phases.



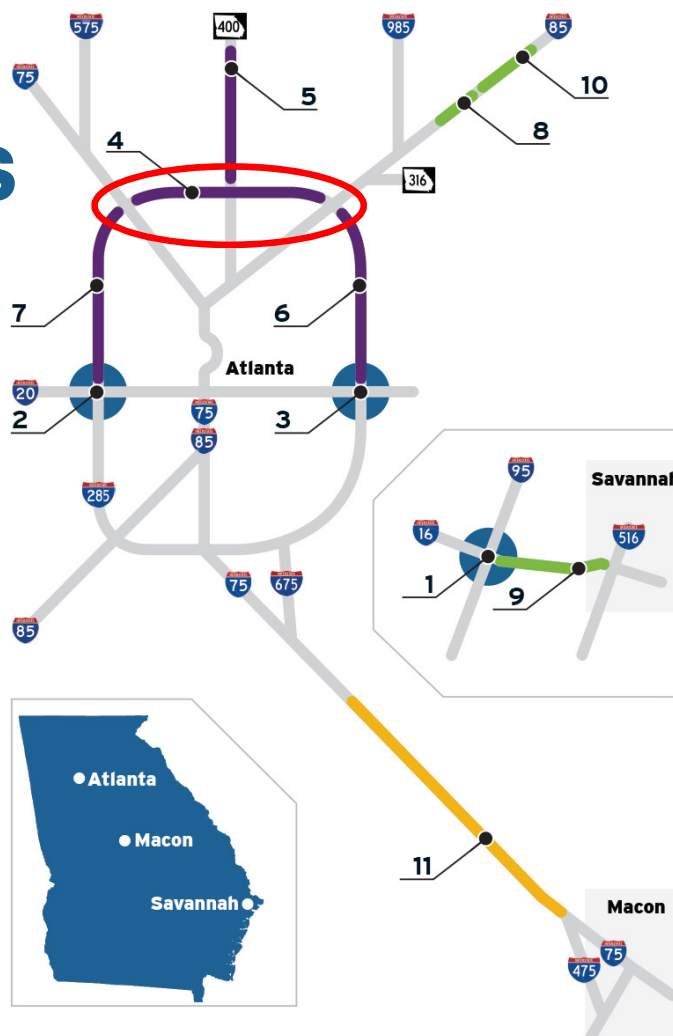
# Project Overview:

I-285 Top End Express Lanes

Website: [dot.ga.gov/DS/GEL/I285TopEnd](http://dot.ga.gov/DS/GEL/I285TopEnd)

# I-285 Top End Express Lanes

## I-75 to I-85



### Interchange Reconstruction:

1. I-16/I-95
2. I-285/I-20 West
3. I-285/I-20 East

### Express Lanes:

4. I-285 Top End  
I-75 to I-85
5. SR 400  
I-285 to McFarland Rd.
6. I-285 East Wall  
I-85 to I-20
7. I-285 West Wall  
I-20 to I-75

### Interstate Widening:

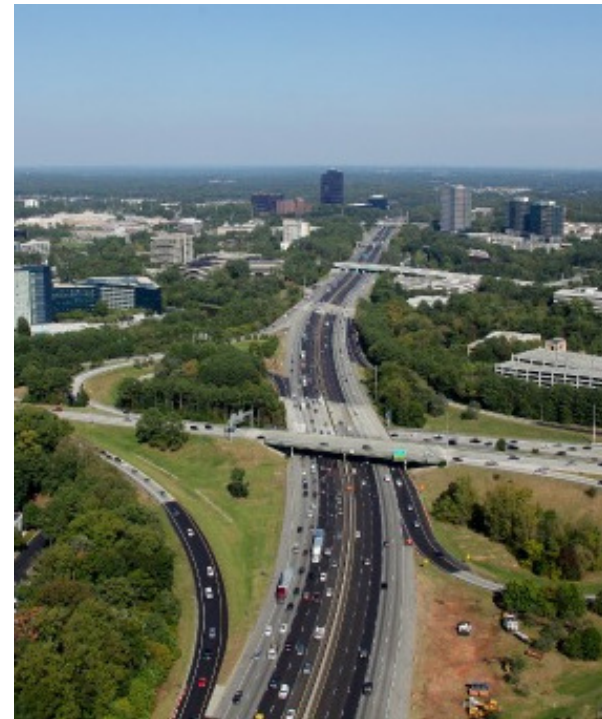
8. I-85 North  
Hamilton Mill Rd. to SR 211
9. I-16  
I-95 to I-516
10. I-85 North  
SR 211 to US 129

### Commercial Vehicle Lanes:

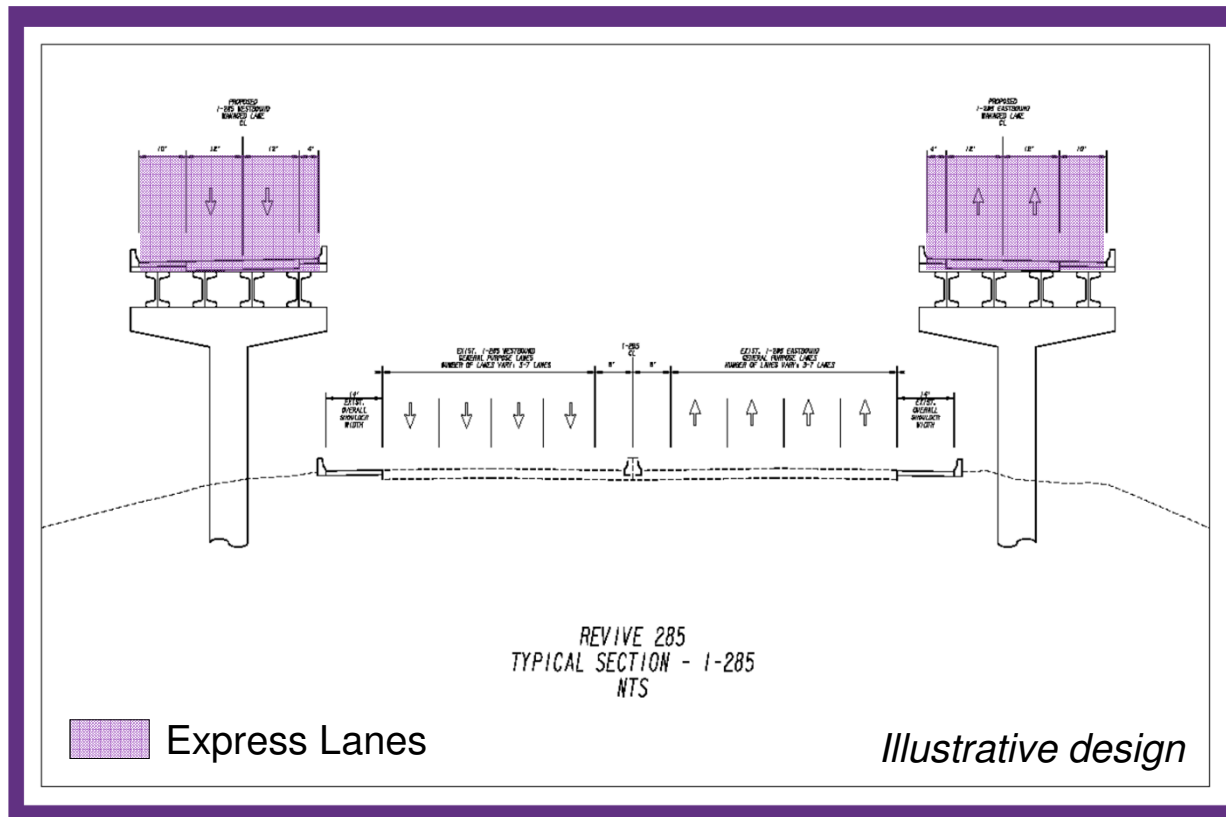
11. I-75  
SR 155 to I-475

# I-285 Top End (Revive285) Express Lanes

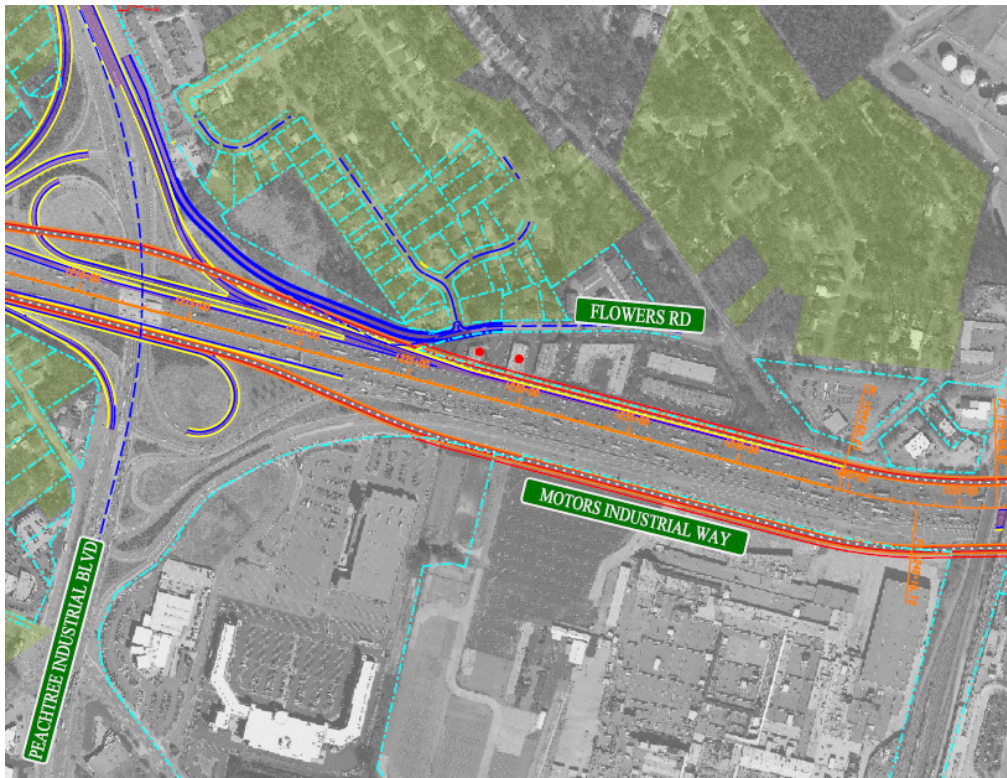
- Two new barrier-separated Express Lanes in both directions – mostly elevated
- Lanes located outside the existing general purpose lanes
- Part of the larger Express Lanes system
- Conceptual/Environmental phase
- Project funding identified



# I-285 Top End Typical Roadway Section



# I-285 Top End Right-of-Way Coordination



- GARVEE Bonds sold – funding available for early ROW acquisition
- Strategic Acquisition Plan under development
- Utilizing PCEs

# I-285 Top End Express Lanes Schedule

I-285 TOP END	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
PE/ENVIRONMENTAL												
DESIGN/BUILD PROCUREMENT												
RIGHT OF WAY												
FINAL DESIGN												
CONSTRUCTION												

*Schedule subject to change*

 Early ROW acquisition



# Program Delivery Model- PMC & GECs




## Slide 14

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**AA3** removed the pointers  
Angela Alexander, 9/21/2017

**AA5** ADD "OVF" to "GEC" on the other Top End projects. GEC/OVF  
Angela Alexander, 9/21/2017

# Consultant Opportunities

	Owner's Rep			Developer Team
	Public Notice Advertisement (PNA)	Request for Qualifications (RFQ)	Awarded	Anticipated Letting
<b>Innovative Delivery</b>				
Program Management Consultant (PMC)	✓	✓	✓	N/A
Programmatic General Engineering Consultant (GEC)	✓	✓	✓	N/A
Programmatic Construction Engineering & Inspection (CEI)	✓	✓	✓	N/A
 Right-of-Way Service Provider	✓	November 2017	December 2017	N/A
<b>Major Mobility Investment Program</b>				
I-85 Widening (Hamilton Mill Rd. to SR 211) (Post Let)	✓	✓	✓	✓
I-16/I-95 Interchange and Widening (Post Let)	✓	✓	✓	Summer 2018
SR 400 Express Lanes	✓	✓	✓	Winter 2020
I-285 East Wall Express Lanes	✓	✓	✓	Summer 2021
I-285/I-20 East Interchange	✓	✓	✓	Fall 2021
I-285 West Wall Express Lanes	January 2018	March 2018	Spring 2018	Summer 2022
I-285/I-20 West Interchange	January 2018	February 2018	Spring 2018	Summer 2022
I-285 Top End Express Lanes	✓	October 2017	February 2018	Summer 2022
I-75 Commercial Vehicle Lanes	✓	October 2017	February 2018	Summer 2024
I-85 Widening (SR 211 to US 129)	December 2022	January 2023	Summer 2023	Summer 2024

10/17/2017 NWC

# Right of Way Services for Office of Innovative Delivery

Phil Copeland, PMC Right-of-Way Manager

# Anticipated Right of Way Service Classes for the Prime

Number	Right of Way Services
10.4.1	R/W Project Manager

# Anticipated Right of Way Service Classes for Sub-consultants

Number	Right of Way Acquisition Services
10.3.1	Appraisal Report
10.3.3	Cost-to-Cure Report
10.3.4	Trade Fixture Report
10.3.5	Sign Report
10.3.9	Detailed Cost Estimator
10.4.1	R/W Project Manager
10.4.2	Pre-Acquisition
10.4.3	Acquisition
10.4.4	Negotiation thru Closing
10.4.5	Relocation (Negotiations)



## Slide 18

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**AA6**

Ask Tim H. about bat area class

Angela Alexander, 9/21/2017

# MMIP Right of Way Service Provider Roles & Responsibilities

- Pre-Let
  - Cost Estimates
  - Conceptual Plan Review and Coordination with GEC
  - Pre-Acquisition Activities
  - Status Meetings
  - Right-of-Way Plan Revisions
  - Offer Packages and Negotiations
  - Closing Preparation
  - Property Management
  - Detailed Record Keeping
  - Relocation Activities
  - Condemnation Preparation

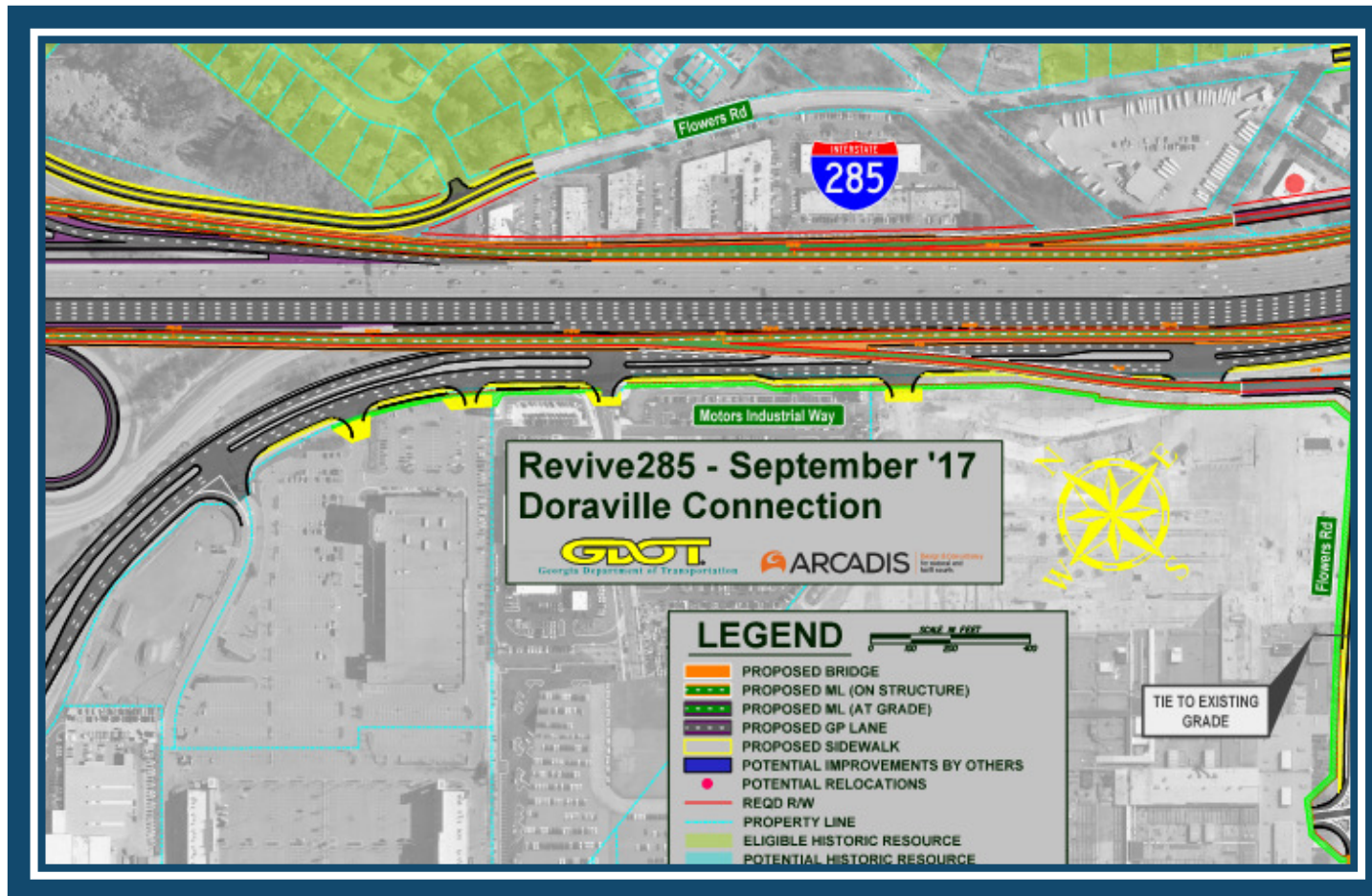
# MMIP ROW Keys To Success

- Experienced Project Manager
- Qualified Key Team Agents
- Appropriate Team Structure
- Proven Responsiveness
- Proactive Coordination
- Committed to DBE Success
- Schedule Expeditor
- Innovative Delivery Approaches

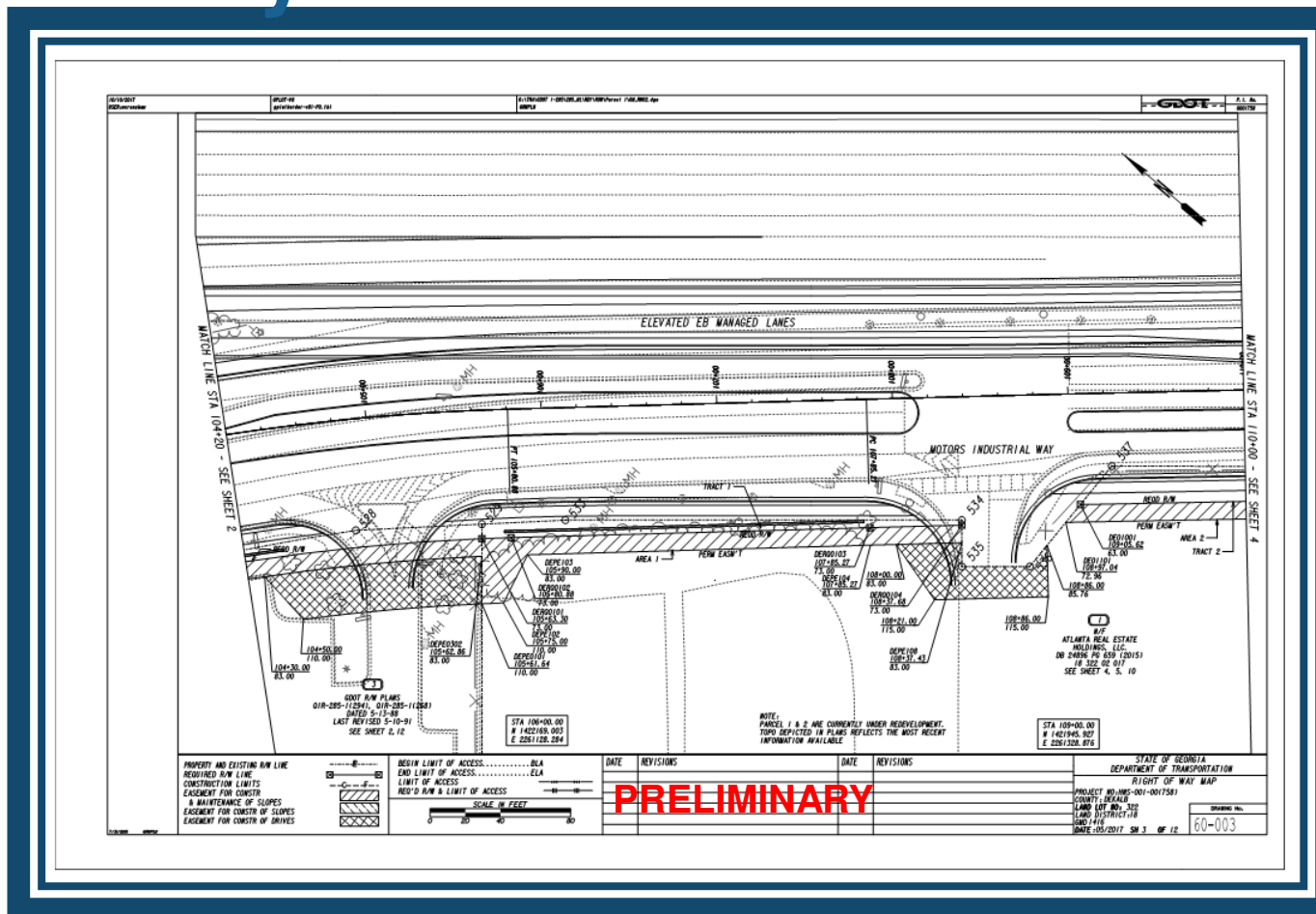
# RFP Overview

- Approximately 50 Parcels
- Anticipate 24 Month Duration
- Team Requirements: (1) ROW Project Manager
  - (1) Pre-Acquisition Agent
  - (1) Acquisition Manager
  - (2) Neg. thru Close Agents
  - (1) Relocation Agent
  - (4) Appraisers
  - (2) Cost to Cure Agents
  - (1) Sign Estimator
  - (1) Detail Cost Estimator
  - (1) Trade Fixtures Agent
- GDOT will evaluate price and technical approach
- DBE Goal
- Conflict of Interest – Refer to GDOT Design-Build Manual For More Info

# Work From Conceptual Overlay to....



# Preliminary Plans





# Anticipated Procurement Schedule

a. GDOT issues Public Notice Advertisement (PNA)	10/02/2017	-----
<b>b. Industry Forum/Pre-Bid Meeting – GDOT</b>	<b>10/23/2017</b>	<b>10:00 AM</b>
c. GDOT issues Request for Proposal (RFP)	11/03/2017	-----
d. Proposal due	12/04/2017	
e. Anticipated Award of ROW Service Provider	<b>Jan 2018</b>	-----

Tentative dates and subject to change. Refer to RFP.

# MMIP Program Information



[www.dot.ga.gov/MMIP](http://www.dot.ga.gov/MMIP)



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@GADeptofTrans



@gadeptoftrans



# Questions?

